

GREENVILLE S.C.
DECEMBER 12 1983
UNION R.M.C.

1637 887

MORTGAGE

THIS MORTGAGE is made this 30th day of November 1983, between the Mortgagor, GERALD E. BAGWELL and KATHLEEN O. BAGWELL (herein "Borrower"), and the Mortgagee, ALLIANCE MORTGAGE CORPORATION, a corporation organized and existing under the laws of the state of FLORIDA, whose address is Post Office Box 2259, Jacksonville, Florida 32232 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of FORTY FIVE THOUSAND AND NO/100 (\$45,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated November 30, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on December 1, 2013

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina:

All that certain piece, parcel or lot of land situate, lying and being on the northern side of Courtney Circle near the City of Greenville, County of Greenville, State of South Carolina, known as Two (2) lots of the Property of Mark A. East and Judith S. East on plat recorded in the R.M.C. Office for Greenville County in Plat Book SSS, at pages 32 and 33, together with an adjoining 30 foot strip and, according to said plat, the combined description of said property is as follows:

BEGINNING at an iron pin on the northern side of Courtney Circle at the joint corner of this property and property now or formerly of Robert L. East and Leora T. East, and running thence with the joint line of said tracts, N 19-42 E 412 feet to an iron pin; thence S 71-23 E 118.65 feet to an iron pin; thence S 19-54 W 398 feet to an iron pin on the northern side of Courtney Circle; thence with the northern side of said Circle, N 78-30 W 117 feet to an iron pin at the point of beginning.

THIS is the same property conveyed to the Mortgagors herein by deed of Terry Michael Dill and Gina Ward Dill, dated November 30, 1983, and recorded herewith.

which has the address of 7 Courtney Circle Greenville South Carolina 29609 (herein "Property Address");

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

2 DE 1983 1043

CORRECT

0000

4325 102